

**TOWN OF ROCKY HILL
PLANNING AND ZONING COMMISSION
MEETING OF JUNE 17, 2015**

1. CALL TO ORDER

Chairman Desai called the Wednesday, June 17, 2015, meeting to order at 7:00 p.m. in the Town Council Room, Rocky Hill Town Hall, 761 Old Main Street, Rocky Hill, Connecticut.

Present: Dimple Desai, Chairman
Victor Zarrilli, Secretary
Giuseppe Aglieco
Carmen D'Agostino

Alternate: Sean Hussey (arrived at 7:02 p.m.)

Also Present: Kimberley A. Ricci, Town Planner/ ZEO /Special Constable

Absent: Michael Casasanta
William O'Sullivan
Kevin Clements

2. PUBLIC

No comment from the public.

3. ADOPT AGENDA

A MOTION was made by Commissioner Zarrilli to adopt the Agenda. Motion was seconded by Commissioner D'Agostino. All were in favor, MOTION CARRIED UNANIMOUSLY.

4. CONSENT AGENDA

A MOTION was made by Commissioner Zarrilli to adopt the Consent Agenda. Motion was seconded by Commissioner D'Agostino. All were in favor, MOTION CARRIED UNANIMOUSLY. The following items were approved on the Consent Agenda:

A. Minutes of May 20, 2015;

B. Minutes of June 8, 2015

C. Set a public hearing for Wednesday, July 1, 2015 Beginning at 6:30 p.m. to consider the following: Special Permit/Site Plan Applications for 3 Bluebirds LLC, proposing a day care use (child learning center) of approximately 8,500 square feet for property located at 460 Brook Street in a OP-Office Park Zoning District, ID# 16-278;

5. AGENDA ITEMS

A. Sign Proposal for Old Main Village / Signarama, proposing three freestanding signs at a height of 11' 6";

Mr. Peter D'Addeo addressed the Commission as the Managing Member of the Property Owner. The application is for signage in front of buildings at 154, 156, and 158 New Britain Avenue. Each sign will display the tenants in the buildings. The Town's regulations allow staff to approve signs that are 8' tall but they are requesting 12' signs, which require the approval of the Planning and Zoning Commission. At the Commission's request Mr. D'Addeo submitted a plan showing the location of the three signs, which are in front of the buildings and in the parking field. This is because there is a limited front yard along New Britain Avenue. There are three landscape areas that protrude into the parking area, which is where they are proposing to put the signs. When taking into consideration the height of the proposed signs, they must also take into consideration that there is landscaping growing where the signs are proposed and also, the parking lot is below street level. The challenge is making their signage visible when placing in this location, which is why they are asking for a 12' sign.

Mr. D'Addeo submitted a letter from one of his tenants, Mr. Michael Kaman, Owner of Fitness Together in favor of this application.

Commissioner Comments/Questions

Commissioner Aglieco asked about the square footage of the signage. Mr. D'Addeo said the signs are 40 sq. ft. per side, which is allowable by Town Regulations. At the last meeting the Applicant agreed that the sign would be a total of 12' including the roof of the sign. Commissioner Aglieco asked where the measurements were taken because this area slopes. Mr. D'Addeo said they are measuring from the upper or higher point.

Commissioner Hussey asked why two signs are 1.5' from the property line and the third sign is almost 6' off the property line. Mr. D'Addeo said they moved the 3rd sign further back because it is located at the front entrance drive and they don't want it to interfere with the line of site for cars exiting the property.

Commissioner Zarrilli asked if the signs would be lit. Mr. D'Addeo said they would be lit from the roof down. Commissioner Zarrilli asked why they are proposing 3 signs instead of one at each entrance. Mr. D'Addeo said Regulations allow for a sign for each individual building. There wouldn't be room on one sign for 9 tenants due to the limits on the size of the signs.

Chairman Desai asked if the sign at the entrance would be visible. Mr. D'Addeo said that is why they are proposing to place it where they did and also, why they are requesting a 12' sign.

Commissioner Zarrilli asked if the Applicant would be willing to have one sign at each entrance listing all the tenants as some other businesses in the area. Mr. D'Addeo said their situation is different because one entrance is on property where they have an easement and it isn't even close to the buildings. He feels it would be a disservice to the tenants to have the sign so far away. Also, how would he go about telling a building owner that he can't have his own sign, when Regulations allow him to?

Chairman Desai asked if three signs were approved as part of the original permit. Mrs. Ricci said this was approved as one development with separate buildings. According to Section 6.4.2c 2, "one free standing sign shall be permitted for each business building...". Mr. D'Addeo said they did not get sign approval with the original permit because they didn't have all their tenants in the buildings. They always proposed that these buildings would be individually owned.

Commissioner Hussey asked if the other two signs could be pushed back so all three signs are in line with each other. Mr. D'Addeo said as you push them back, the grade slopes down, so the signs would be lower. Commissioner D'Agostino asked if the signs could be placed 12' off the sidewalk. Mr. D'Addeo said they could do that.

Ms. Nicole Kanahan, Manager of Romano's Pizza and Ms. Crystal Raptelis, Owner of Smother than Dance addressed the Commission asking that this application be approved.

Ms. Krista Mariner of 58 Farms Village Road said there are 4 residences directly across the street from this property and she wondered if they should be notified about this application. She also asked if Section 6.4.4 of the Regulations would apply to this application, which limits signs to one per use business and 1 free standing sign for the total parcel. The Commission may vary this requirement under Special Permit..." She wondered if this signage should require a special permit. Mrs. Ricci said Staff has determined that according to Regulations one free standing sign is permitted per each business building.

Mrs. Ricci asked if it would be possible to turn the lights off after a certain hour of the day. Mr. D'Addeo said they would agree to do that, turning them off later at night, possibly 12:00 or 1:00 a.m.

A MOTION was made by Commissioner Zarrilli to approve the Sign Proposal for Old Main Village / Signarama, proposing three freestanding signs at a height of 11 ' 6" with the following conditions:

- 1. That the zero mark of the distance setback from the property line be the southernmost portion of the sidewalk on the property, i.e. the property line and using a setback distance of 5'7".**

- 2. Including all Staff Comments.**

Motion was seconded by Commissioner Aglieco.

A FRIENDLY AMENDMENT was made by Commissioner D'Agostino to change the 5'7" to 5'9" from the property line for all three signs. Friendly Amendment was accepted.

A FRIENDLY AMENDMENT was made by Commissioner D'Agostino to modify the height of the signs as shown on the drawings, from 12' to the bottom of the roof to 12' to the top of the roof. Friendly amendment was accepted.

All were in favor, MOTION CARRIED UNANIMOUSLY.

B. Site Plan Application, J.V. II Construction, LLC, proposing a garage building of approximately 5,070 square feet and associated site improvements for property located at 133 Dividend Road in a BP-Business Park Zoning District, ID# 14-355;

The Applicant was not able to make tonight's meeting and asked that this item be tabled until the July 1, 2015 meeting.

A MOTION was made by Commissioner Zarrilli to table the Site Plan Application, J.V. II Construction, LLC, proposing a garage building of approximately 5,070 square feet and associated site improvements for property located at 133 Dividend Road in a BP-Business Park Zoning District until the July 1, 2015 meeting. Motion was seconded by Commissioner D'Agostino. All were in favor, MOTION CARRIED UNANIMOUSLY.

6. ANY OTHER BUSINESS

A. Set up for the Plan Implementation Committee, 2015 Plan of Conservation and Development

The updated Plan of Conservation and Development was adopted and will go into effect June 26, 2015. This Commission needs to set up a Plan Implementation Committee and decide who they would like to be on this committee. Ms. Ricci recommended having representatives from the following areas:

- Wetlands Commission
- Park and Recreation Advisory Board
- Economic Development
- Chamber of Commerce

All meetings would be open to the public and she suggested that the Committee allow public input at all meetings.

The Commission decided to add this to the June 1st agenda for further discussion.

7. COMMUNICATIONS

None.

8. APPROVE BILLS

None.

9. ADJOURN

A MOTION was made by Commissioner Zarrilli to adjourn the meeting at 7:54 p.m. Motion was seconded by Commissioner D'Agostino. All were in favor, MOTION CARRIED UNANIMOUSLY.

Respectfully submitted,

Eileen A. Knapp
Recording Secretary